

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc# 2115222023 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2021 12:34 PM PG: 1 OF 3

2103696-20
TRULY
TITLE

Above Space for Recorder's Use Only

THE GRANTORS, KRISTINE A. JOHNSON, AS TRUSTEE UNDER THE KRISTINE A. JOHNSON REVOCABLE TRUST AGREEMENT DATED OCTOBER 2, 2019, AS TO AN UNDIVIDED 2/3 INTEREST AS TENANTS IN COMMON AND BRIAN BEATTY, AS TRUSTEE UNDER THE BRIAN D. BEATTY TRUST DATED NOVEMBER 26, 2008, AS TO AN UNDIVIDED 1/3 INTEREST AS TENANTS IN COMMON, for and in consideration of (\$10.00) Ten Dollars, in hand paid, CONVEY and WARRANT to FRANKLIN BRUSCIANELLI, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


SEE ATTACHED.

Permanent Index Number (PIN): 14-21-101-034-1021



Address(es) of Real Estate: 3950 N Lake Shore Dr, Unit 2200, Chicago, IL 60613

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

REAL ESTATE TRANSFER TAX		01-Jun-2021
	CHICAGO:	1,612.50
	CTA:	645.00
	TOTAL:	2,257.50 *

14-21-101-034-1021 | 20210501648557 | 2-078-398-736

REAL ESTATE TRANSFER TAX		01-Jun-2021
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50

14-21-101-034-1021 | 20210501648557 | 2-134-726-928

* Total does not include any applicable penalty or interest due.

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PARCEL 1:

UNIT NO. 2200 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOTS 10,11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCK 1 IN EQUITABLE TRUST COMPANY'S SUBDIVISION IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE LINE ESTABLISHED BY DECREE ENTERED ON SEPTEMBER 7,1906, IN CASE NUMBER 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ENTITLED CHARLES W. GORDON AND OTHERS AGAINST COMMISSIONERS OF LINCOLN PARK, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 40420, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24014190 TOGETHER WITH AN UNDIVIDED .1929% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALSO:

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE EASEMENT AGREEMENT DATED APRIL 23,1969, RECORDED APRIL 23,1969, AS DOCUMENT 20820211 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NUMBER 22719, AND EXCHANGE NATIONAL BANK OF CHICAGO, TRUST NUMBER 5174, FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THAT PART OF THE EAST 40 FEET OF VACATED FRONTIER AVENUE, AS VACATED BY ORDINANCE RECORDED AS DOCUMENT 20816906, LYING WEST OF LOTS 10,11 AND 12 IN CARSON AND CHYTRAUS ADDITION TO CHICAGO, AFORESAID, WHICH LIES NORTH OF THE SOUTH LINE OF LOT 10 EXTENDED WEST AND LIES SOUTH OF THE NORTH LINE OF LOT 12 EXTENDED WEST, IN COOK COUNTY, ILLINOIS.

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Dated this 28th day of May 2021.

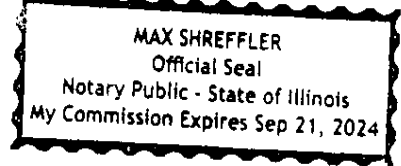
Kristine A. Johnson
Kristine A. Johnson, as Trustee under The Kristine A. Johnson Revocable Trust Agreement dated October 2, 2019, as to an undivided 2/3 interest as tenants in common

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURE(S)

Brian Beatty
Brian Beatty, as Trustee under The Brian D. Beatty Trust dated November 26, 2008, as to an undivided 1/3 interest as tenants in common

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY **Kristine A. Johnson and Brian Beatty**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28th day of May, 2021.



Commission expires Sept 21 2024
[Signature]
NOTARY PUBLIC

This instrument was prepared by:
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:
Franklin Brusciarelli
3950 N Lake Shore Dr.
Unit 2200, Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO:
Franklin Brusciarelli
3950 N Lake Shore Dr.
Unit 2200, Chicago, IL 60613

OR

Recorder's Office Box No. _____